



CITY OF STAR

LAND USE STAFF MEMO

TO: Mayor & Council

FROM: Shawn L. Nickel, City Planner *Shawn L. Nickel*

MEETING DATE: **October 7, 2025 – PUBLIC HEARING**

FILE(S) #: DA-21-09MOD Development Agreement Modification
Starpointe 2 Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Property Owner:

GHW Holdings, LLC
1409 N. Main Street
Meridian, ID 83642

Applicant/Representative:

Nicolette Womack, AICP
Kimley Horn
1100 W. Idaho Street, Suite 210
Boise, ID 83702

REQUEST

Request: The Applicant has requested a modification to the recorded Development Agreement for Starpointe 2 Subdivision to modify the approved preliminary plat (Exhibit B). The original preliminary plat was approved for 12 single family lots with zero-lot-lines and reduced setbacks. The revised preliminary plat reduces the number of lots to a total of 6, removes the zero-lot-lines, and increases to the originally approved setbacks.

Property Location: The property is located at 6777 and 6825 N. Star Road in Star, Idaho, and consists of 3.08 acres with a newly proposed density of dwelling units per acre. The subject property is generally located on the west side of N. Star Road between Hwy 20/26 (Chinden Blvd) and W. Joplin Road. Ada County Parcel No's. S0419449020 & S0419417750.

**FIRST AMENDMENT AND RESTATEMENT OF
DEVELOPMENT AGREEMENT
STARPOINTE 2 ANNEXATION**

This First Amendment and Restatement to the Development Agreement ("Amended Agreement") is entered into as of this date by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and GHW Holdings, LLC, hereinafter referred to as "Owner".

WHEREAS, Owner desires to modify the Development Agreement, in connection with City of Star File Number DA-21-09MOD, to include additional terms and conditions of the Development Agreement; and

WHEREAS, on February 20, 2024, the Property was annexed and zoned R-4-DA and made subject to that certain Development Agreement, dated April 16, 2024 between City and Graye H. Wolfe Sr., Manager of GHW Holdings, LLC, recorded with Ordinance No. 402-2024 on April 22, 2024 as Instrument No. 2024-020863 in the office of the Ada County Recorder ("**Original Development Agreement**");

WHEREAS, Owner owns a parcel of land of approximately 2.01 acres in size, currently located within Ada County, zoned RUT, and more particularly described in **Exhibit A** of Ordinance 402-2024, which is attached hereto and incorporated by reference herein (the "Property");

WHEREAS, Owner requested that the Property be annexed into the City and developed in accordance with the applicable ordinances and regulations of the City and this Agreement;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code at Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

WHEREAS, the City has the ability to modify the Development Agreement pursuant to the provisions of Idaho Code Section 67-6509, as required by the Star City Ordinances, Title 8, Chapter 1; and

WHEREAS, Owner desires to be assured that it may proceed with allowing its Property to be zoned and developed in accordance with this Agreement;

WHEREAS, the parties agree to the zoning designations for the Property as provided in Exhibit A;

WHEREAS, Owner originally filed with the City of Star, for annexation and zoning of properties to R-4-DA, as File No. AZ-23-03/DA-21-09MOD/PP-23-02/PR23-02/PP21-10 Amended, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances, which applications were approved;

WHEREAS, it is the intent and desire of the parties hereto to proceed with development of the Property in accordance with this Agreement, which the parties agree will be the Amended and Restated Development Agreement;

WHEREAS, the intent of this Agreement is to protect the rights of Owners use and enjoyment of the Property while at the same time mitigating any adverse impacts of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

THEREFORE, the City and Owner, for and in consideration of the mutual covenants, duties and obligations herein set forth, hereby agree as follows:

Section 1. Legal Authority. This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 1.

Section 2. Development/Uses/Standards.

1. **Development Acreage and Uses Permitted.** As to the Property described on **Exhibit A**, Owner is allowed to develop the 2.01 acres currently being annexed, along with a portion of the 1.66 acres of the existing Starpointe Subdivision, described on **Exhibit B**, as follows:

- Zoning Classification: The zoning classification of the Property described on **Exhibit B** shall be R-4-DA.
- The Owner shall comply with all city ordinances relating to the Property except as otherwise provided herein.

2. **Site Design.** The Property shall be developed in substantial conformance with the approved amended preliminary plat, approval date 10/7/25, a copy of which is attached hereto and incorporated by reference herein as **Exhibit B**. The maximum number of single family dwelling lots shall not exceed 6.

3. **Uses.** The Property is hereby approved for single family residential.

4. **Setbacks.** The development shall comply with the amended setbacks as approved by Council on 10/7/25 as follows:

Starpointe 2 Setbacks:

Max. Height	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Interior Side Setback	Min. Street Side Setback
35'	<u>10'</u> <u>15' to living area/side load garage</u> <u>20' to garage face</u>	<u>20' Garage</u> <u>10' Living Area</u> <u>15'</u>	<u>Zero-Lot Lines;</u> <u>Minimum 15' Between Buildings</u> <u>7'</u>	<u>5'</u> <u>20'</u>

5. **Additional Requirements:**

- The applicant shall provide a public easement along the canal, if accepted by the Irrigation District;
- The development is approved to include paved, private streets measuring 28 feet from back of curb to back of curb. Sidewalks are approved for 5 feet wide attached ~~throughout the development~~ on one side of the street;
- No parking signs (fire lane) signs shall be placed on the private streets and shall be included as part of the CC&R's;
- ~~Trees located on the corners shall be of a variety that will accommodate large vehicles, including fire equipment and trash trucks;~~
- ~~Setbacks are approved for zero lot lines for the attached single-family dwelling lots, front yard setbacks to 10' for living area and 5' street side setbacks for internal lots within the development;~~
- ~~The applicant shall work with staff on the reconfiguration of the private street providing access to Lots 11 & 12. This shall be completed at the time of submittal of the final plat.~~

6. **Proportionate Share Agreement for ITD Improvements.** Developer has agreed to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. The Developer will pay the ~~\$10,000.00~~ \$4,000.00 (\$1,000 x ~~10~~ 4 new lots) traffic mitigation fee determined by the Idaho Transportation Department as follows: the Developer will pay the City \$1,000.00 per residential unit within each phase prior to

issuance of building permits plat for the development. **As part of the platting for Starpointe Subdivision, the developer has already paid for 2 of the approved 12 6 lots within Starpointe 2 Subdivision, therefore, only 10 4 new lots will be assessed for Proportionate Shares as part of this agreement.** The City will allocate the funds to roadway improvements in the vicinity of the project. The Developer shall pay this amount directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020.

7. **Changes and Modifications.** No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owner changes or expands the use permitted by this Agreement or fails to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owners shall be in default of this Agreement.

8. **Conditions, Bonding for Completion.** All of the conditions set forth herein shall be complied with or shall be bonded for completion by Owner before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by Owner. Owner may be allowed to bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

Section 3. Affidavit of Property Owner. Owner shall provide an affidavit agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

Section 4. Default. The failure of Owner, its heirs or assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not been developed in accordance with this Agreement shall revert to its prior zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease unless such uses were consistent with this Agreement when commenced. A waiver by the City of Star for any default by Owner of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or

remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into this Agreement, do hereby consent to a reversion of the subject property to its prior zoning designation the event there is a default in the terms and/or conditions of this Agreement.

Section 5. Unenforceable Provisions. If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

Section 6. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of Owner. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owners of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

Section 7. General Matters.

7.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67-6509, as required by Star City Code.

7.2 Paragraph Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.3 Choice of Law. This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other

reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Star: City of Star
Attn: City Clerk
P.O. Box 130
Star, ID 83669

Owner: GHW Holdings, LLC
Graye H. Wolfe Sr., Manager
1409 N. Main Street
Meridian, ID 83642

7.5 Effective Date. This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of this Agreement.

7.6 Attorney Fees. Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed on the day and year set forth below.

Dated this _____ day _____, 2025.

Trevor A. Chadwick, Mayor

ATTEST:

Shelly Tilton, City Clerk

OWNER:

GHW Holdings, LLC
Graye H. Wolfe Sr., Manager

STATE OF IDAHO)
) ss.
County of Ada)

On this _____ day of _____, 2025, before me the undersigned, a Notary Public in and for said state, personally appeared Graye H, Wolfe Sr., known to me to be the Manager of GHW Holdings, LLC, who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company's name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho
Residing at _____
My Commission expires _____



July 11, 2025

Planning & Zoning
City of Star
P.O. Box 130
Star, Idaho 83669

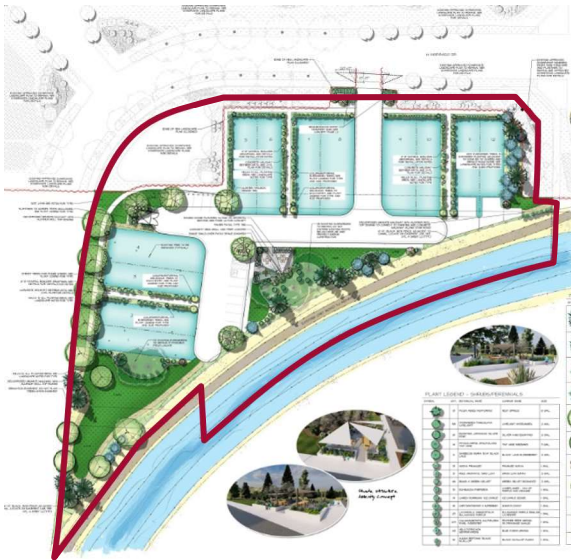
RE: *StarPointe Ph 2 Development Agreement Modification & Revised Preliminary Plat*

On behalf of GHW Holdings, LLC and Criterion Land Management, we are submitting the StarPointe Phase 2 Development Agreement Modification and Revised Preliminary Plat requests for review and approval.



The subject property (outlined in red) is 3.08 acres, located at 6777 N Star Road and a portion of 6825 N Star Road and consists of Parcel Nos. R8108661600, R8108661580, R8108661560, R8108661540, R8108661520 and S0419449020. The original StarPointe Subdivision is outlined in blue. The subject parcel was recently approved for incorporation within StarPointe Subdivision, annexed into the City of Star with R-4 DA zoning, and approved for 12 single-family attached homes under AZ-23-03, DA-21-09 MOD, PP-23-02, and PR-23-02. We are requesting to modify this StarPointe Subdivision Development Agreement to reflect the updated changes below.

The "South of the River Sub-Area Plan" designates the site as Mixed Use and states the most compact housing development should be located at and adjacent to the Star/Chinden Mixed-Use Gateway and are likely to include two- to three-story condominium/townhome projects (page 3-9). The project will be buffered by the adjacent high-volume roadways, Star Rd, Inspirado Dr and the Phyllis Canal on the south side. Consistency with the adjacent development will be ensured through consistent streetscaping.



Previous Approval



Current Proposal

Our client intends to modify the previous approval for 12 single-family attached homes to 6 single-family detached homes, reducing the previously approved density from 3.89 du/ac to 1.9 du/ac. This is well below the allowable density of the existing R-4 zone. The previous approvals included minor setback modifications, this proposal would be consistent with the setbacks originally approved in 2022 under ORD 359-2022 shown within the table below. Impacts to the adjacent properties will be minimal as the project is buffered from adjacent properties by the new collector Inspirado Drive and the canal on the south. A Preliminary Plat application is also included to divide the parcels for individual sale.

	2022 Originally Approved Setbacks
Front	15' to living area/side load garage 20' to garage face
Rear	15'
Interior Side	7'
Street Side	20'

Inspirado Drive and Star Road as part of the original StarPointe Subdivision approval included curb, gutter and detached sidewalk improvements. The proposed homes will be traditional, single-family, detached homes that all take access and have garages that front the private drive, consistent with the rest of Starpointe. The project will be internally connected via the new 28-ft private road with a 5-ft attached sidewalk on one side within a 36-ft tract. The private road is compliant with the required findings for approval as it will not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity. The use and location of the private street does not conflict with the Comprehensive Plan and/or the Regional Transportation Plan as only local roads were anticipated to service the area near the canal. The HOA dues for the subdivision will be sufficient to fund the on-going maintenance fund through the HOA for future repaving and maintenance of the private street in

compliance with UDC Section 8-4D-3C. All proposed homes will include a two-car garage with at least 2 additional guest parking spaces within the driveway apron off the private street to be included as a condition of the Development Agreement.

The project will be completed within one phase. The existing Pioneer irrigation canal on the south of the site will remain open with the existing access road to remain. The project greatly exceeds the 15% common open space and 10% useable open space requirement by providing 58% open space onsite. In addition, the overall buildable lot area within these parcels of StarPointe No. 1 is reduced, additional open space is provided, and exceeding the originally approved open space. The future residents of this proposal will also have access to the amenities of the overall StarPointe subdivision, which includes a pool and pool house within Phase 1.

The project and plat are consistent with the required findings for approval as it complies with several principles of the Comprehensive Plan. This includes Section 5.5.D which calls for providing a variety of housing opportunities for differing population needs. Section 7.4.H and 6.5.6.C call for developing a mixture of commercial, service and residential developments that encourage walking. Lastly, Section 8.5.9.T calls for supporting well-planned, pedestrian-friendly developments. The project will be consistent with the regulations of the proposed zoning and will not be materially detrimental to the public health, safety, and welfare. Public services are available and adequate to serve the project. The project will not adversely impact the delivery of services as agency requirements will be fully met and submitted for your review and comment as the project continues. Comments will also confirm public financial capability of supporting services for the development. Initial meetings indicate that agencies are in alignment and agreement for the proposed project; however, as additional needs arise, they will be mitigated and incorporated in the project design. The development does not disturb any known significant natural, scenic or historic features. The annexation is in the best interest of the City as it will provide additional variety of housing and utilize previously approved public services in a consolidated fashion. The engineering, architectural, and construction practices will be implemented with the professional standard of care.

We greatly appreciate your time and review of our application submittal. In accordance with the submittal checklists, we are submitting electronically with all required information. Please contact me at (208) 207-8477 or Nicolette.Womack@kimley-horn.com should you have any questions.

Sincerely,

Nicolette Womack

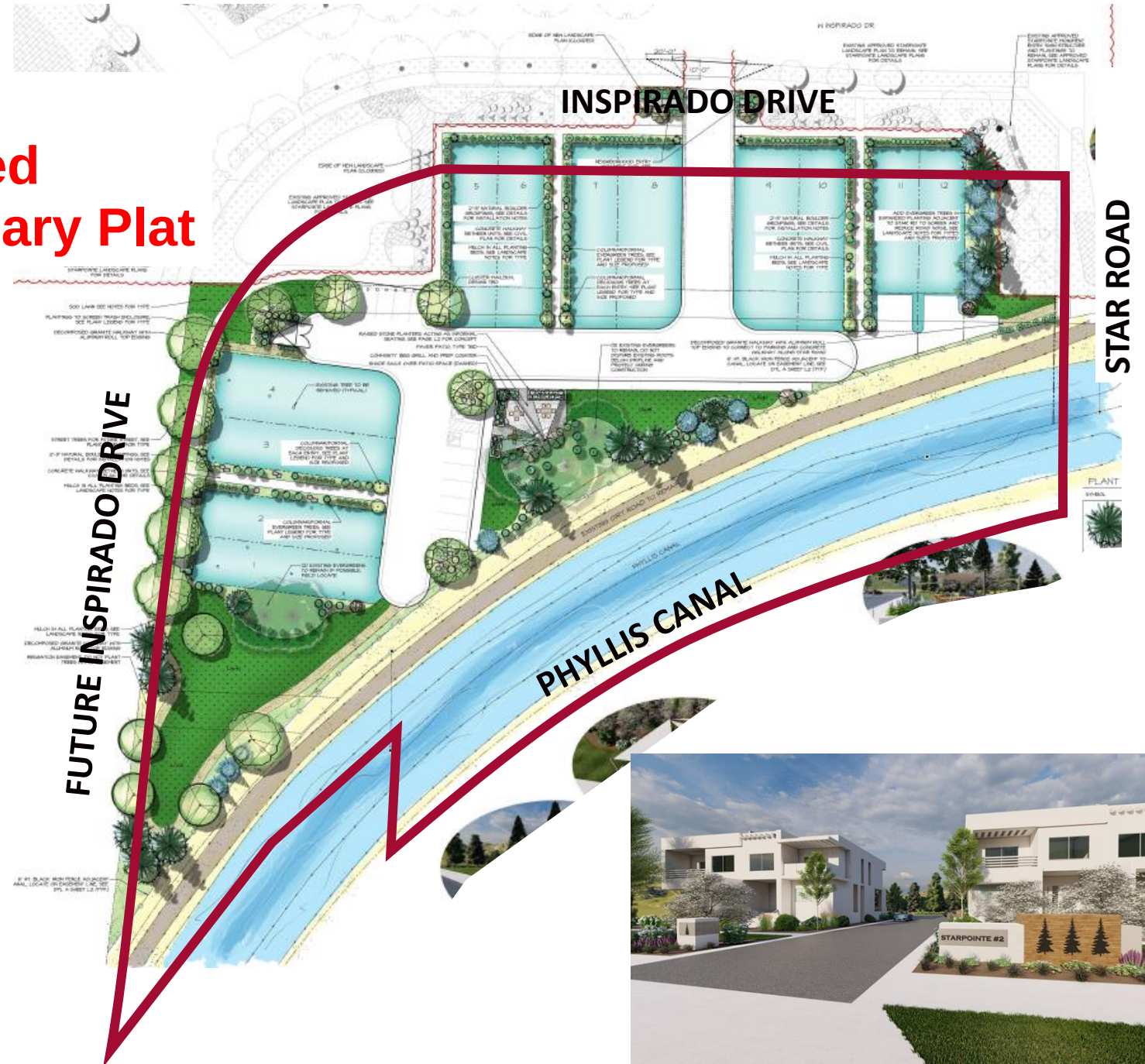
Nicolette Womack, AICP
Planner



Starpointe Phase 2

**Original
Approved
Preliminary Plat**

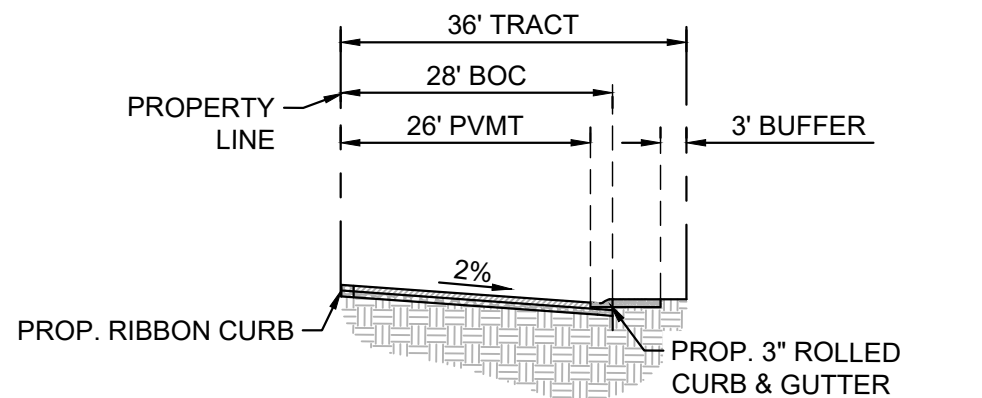
Subject Property	3.08 acres
Total Units	12 SF Attached THs
Density	3.89 units/acre
Owner Parking	2 Car Garage + 1 Apron
Guest Parking	13 spaces
Total	49 spaces (4 per unit)



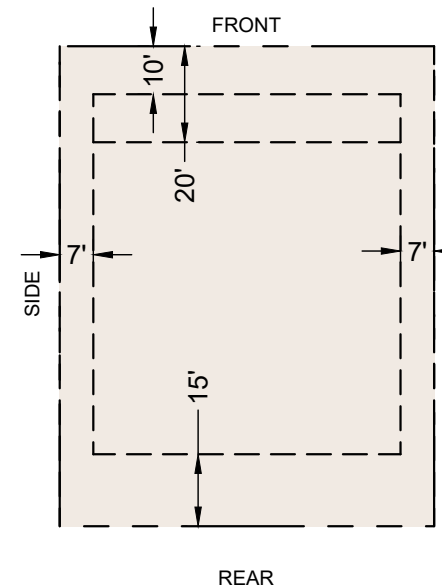


CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



PROPOSED STREET SECTION
36-FT PRIVATE TRACT WITH ATTACHED SIDEWALK
N.T.S.



TYPICAL LOT SETBACKS

EXHIBIT B REVISED PRELIMINARY PLAT 10-7-25

EXISTING
STARPOINTE NO. 1
(NOT A PART)

NE CORNER OF SE 1/4
OF SEC 19, T4N, R1W.

STAR ROAD

W. INSPIRADO DR

PHYLLIS CANAL

APN: S0419449350
(NOT A PART)

APN: S0419438805
(NOT A PART)

STARPOINTE NO. 2 PRELIMINARY PLAT

A PORTION OF THE SE $\frac{1}{4}$ OF SECTION 19,
TOWNSHIP 4 NORTH, RANGE 1 WEST
ADA COUNTY, IDAHO

DEVELOPER

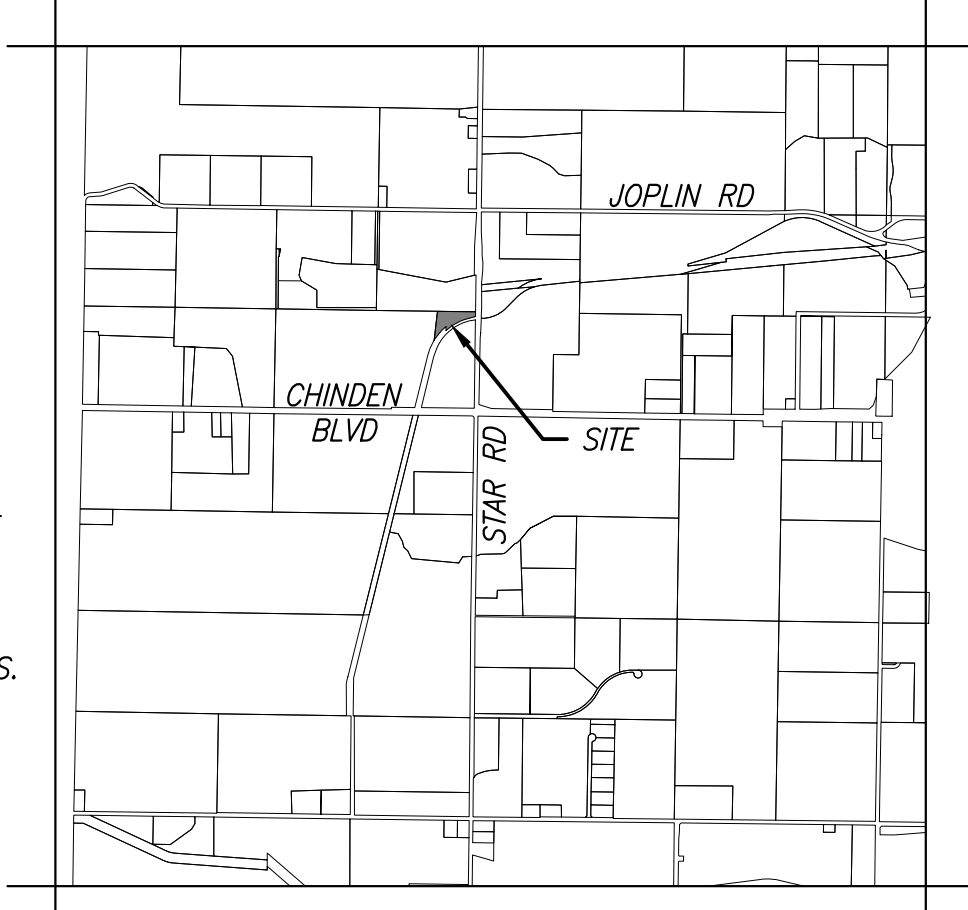
GHW HOLDINGS, LLC
1861 S. WELLS AVENUE #200
MERIDIAN, IDAHO 83642
PHONE: (208) 229-2021
CONTACT: RANDAL CLARNO
EMAIL: RANDY@CRITERIONLAND.COM

CIVIL ENGINEER/LAND PLANNER

KIMLEY-HORN AND ASSOCIATES, INC.
1100 W. IDAHO STREET SUITE 210
BOISE, IDAHO 83702
PHONE: (208) 906-3871
CONTACT: TELLER BARD, PE
EMAIL: TELLER.BARD@KIMLEY-HORN.COM

LAND SURVEYOR

LAND SOLUTIONS
231 E 5TH ST. SUITE A
MERIDIAN, ID 83642
PHONE: (208) 288-2040
CONTACT: CLINT HANSEN
EMAIL: CHANSEN@LANDSOLUTIONS.BIZ



VICINITY MAP

N.T.S.

PRELIMINARY PLAT DATA

EXISTING ZONING: RUT
PROPOSED ZONING: R-3 (DA)
GROSS ACREAGE: 3.08 AC
NET ACREAGE: 3.01 AC
NUMBER OF BUILDING LOTS: 6
NUMBER OF COMMON LOTS: 2
TOTAL NUMBER OF LOTS: 8
MINIMUM LOT SIZE (SF): 9,771 SF
AVERAGE LOT SIZE: 11,647 SF
RESIDENTIAL GROSS DENSITY (DU/AC): 1.95 DU/AC

OPEN SPACE DATA

COMMON LOT AREA
STARPOINTE NO. 1: 26,015 SF | 0.60 AC (57%)
HUTTON: 52,176 SF | 1.20 AC (60%)
TOTAL COMMON LOT AREA: 1.80 AC (58%)
15% OPEN SPACE REQUIRED
USABLE OPEN SPACE: 30,210 SF | 0.69 AC (23%)
10% USABLE OPEN SPACE REQUIRED

SHEET INDEX

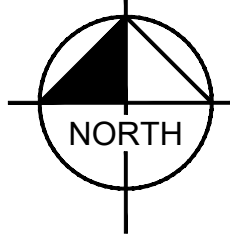
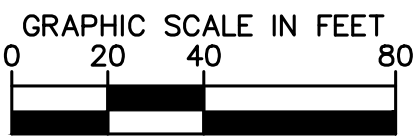
SHEET NUMBER	SHEET TITLE
01	PRELIMINARY PLAT
02	DEMOLITION SHEET
03	ENGINEERING PLAN

BUILDING SETBACK DATA

R-3 (DA)
FRONT: 20' (FRONT LOAD GARAGE)
REAR: 15' (LIVING/SIDE LOAD GARAGE)
SIDE: 7'

LEGEND

	PROPOSED CENTERLINE
	SECTION LINE
	PROPOSED BOUNDARY
	ROAD RIGHT OF WAY
	LOT LINE
	EASEMENT
	PROPOSED 8" SEWER
	PROPOSED 8" WATER
	PROPOSED CURB
	PROPOSED STORM SAND & GREASE TRAP
	PROPOSED CATCH BASIN
	PROPOSED SEWER MANHOLE
	PROPOSED GATE VALVE
	PROPOSED SEEPAGE BED
	PROPOSED STORM DRAIN
	EXISTING SEWER MAIN
	EXISTING WATER MAIN
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL ROAD
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	EXISTING GAS LINE
	PROPOSED PAVEMENT
	PROPOSED OPEN SPACE
	PROPOSED SIDEWALK
	PROPOSED LOT AREA



DATE DESCRIPTION

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1100 W. Idaho Street, Suite 210
Boise, Idaho 83702 (208) 297-2885

STARPOINTE SUBDIVISION NO. 2

PRELIMINARY PLAT

STAR, IDAHO

DRAWING NAME: 5013-PP-HDR.dwg

PROJECT No.: 291015013

SCALE (H): 1"=40'

SCALE (V): N/A

DRAWN BY: HES

CHECKED BY: TRB

DESIGNED BY: TRB

SEAL

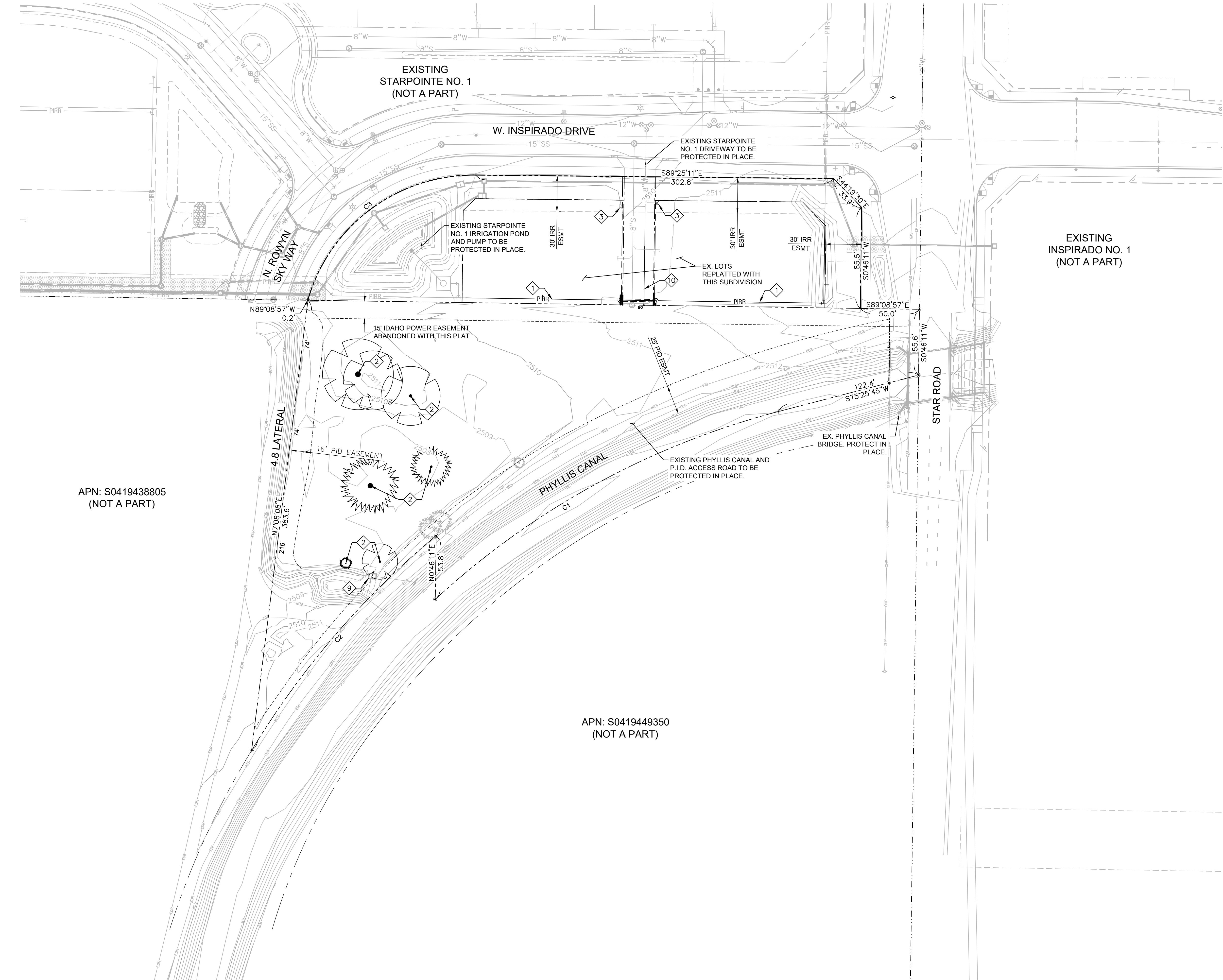


EXPIRES 10/31/25

SHEET NO.

01

01 OF 03

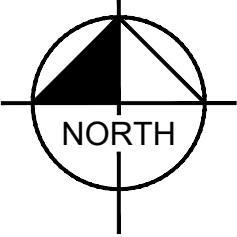
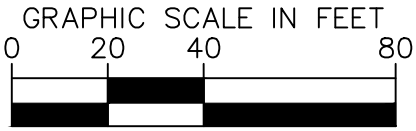


DEMOLITION NOTES

- EXISTING STARPOINTE NO. 1 PRESSURE IRRIGATION FACILITY TO BE REMOVED AND REPLACED.
- EXISTING TREE TO BE REMOVED.
- EXISTING STARPOINTE NO. 1 DOMESTIC WATER SERVICE TO BE REMOVED.
- EXISTING GRAVITY IRRIGATION PIPE TO BE REMOVED AND RELOCATED.
- EXISTING GRAVITY IRRIGATION BOX TO BE REMOVED AND REPLACED.
- EXISTING STARPOINTE NO. 1 DOMESTIC WATER MAIN TO BE REMOVED.

DEMOLITION, REMOVAL, AND ABANDONMENT NOTES

- ALL BUILDINGS, OUTBUILDINGS, FENCES, CONCRETE, AND OTHER SITE IMPROVEMENTS TO BE REMOVED AND DISPOSED OF BY DEVELOPER.
- TREES TO BE REMOVED PER LANDSCAPE PLAN.



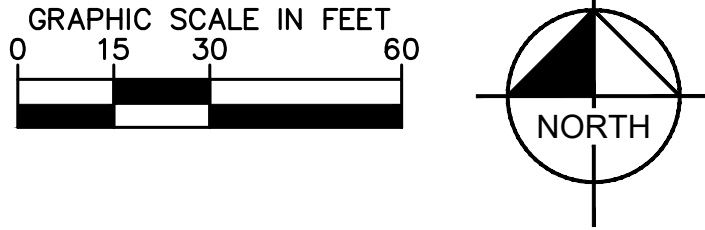
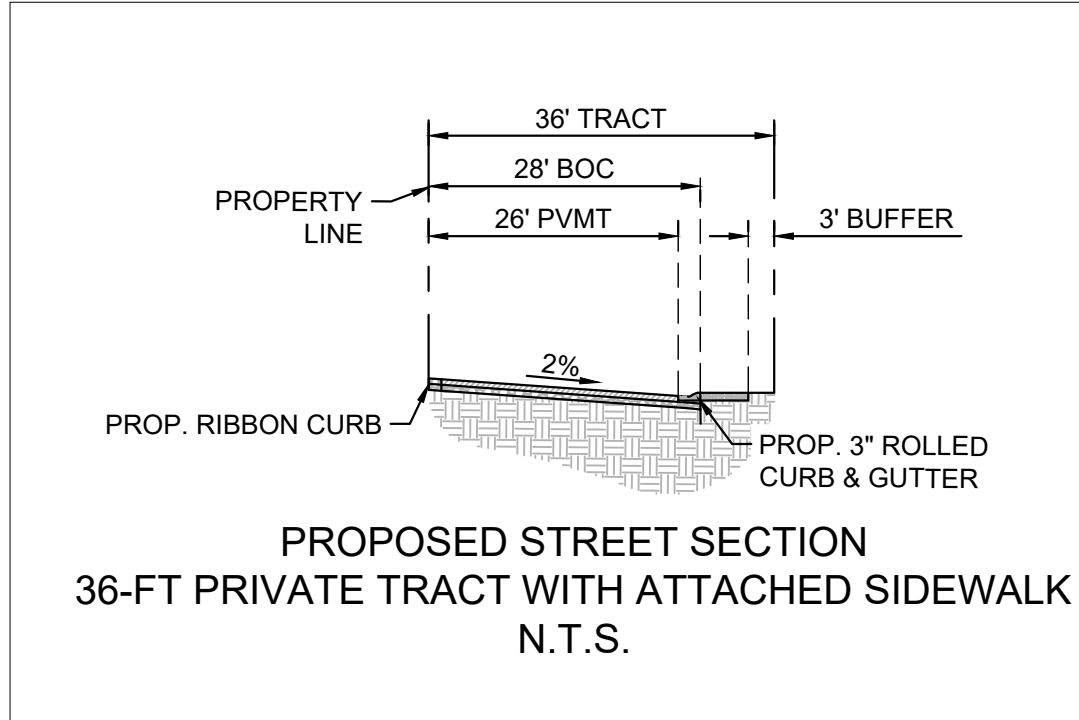
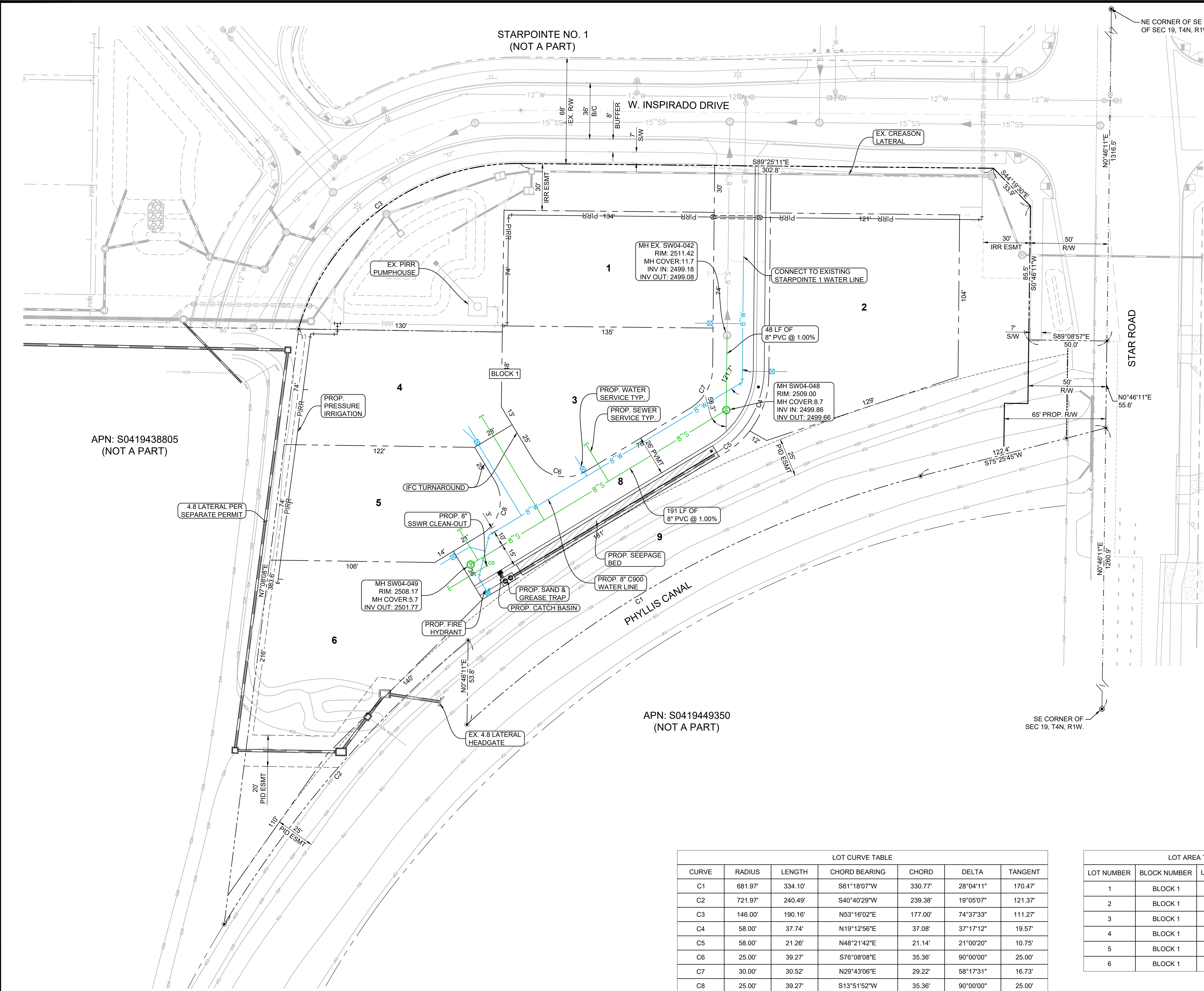
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Date: 7/9/2025 3:04 PM User: SODERLUND, HALEY (KENNEDY)
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This document, together with the associated and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance of this document without written authorization by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LOT CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	681.97'	334.10'	S61°18'07"W	330.77'	28°04'11"	170.47'
C2	721.97'	240.49'	S40°40'29"W	239.38'	19°05'07"	121.37'
C3	146.00'	190.16'	N53°16'02"E	177.00'	74°37'33"	111.27'
C4	58.00'	37.74'	N19°12'56"E	37.08'	37°17'12"	19.57'
C5	58.00'	21.26'	N48°21'42"E	21.14'	21°00'20"	10.75'
C6	25.00'	39.27'	S76°08'08"E	35.36'	90°00'00"	25.00'
C7	30.00'	30.52'	N29°43'06"E	29.22'	58°17'31"	16.73'
C8	25.00'	39.27'	S13°51'52"W	35.36'	90°00'00"	25.00'

LOT AREA TABLE			
LOT NUMBER	BLOCK NUMBER	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 1	9,960	0.23
2	BLOCK 1	15,221	0.35
3	BLOCK 1	9,962	0.23
4	BLOCK 1	9,914	0.23
5	BLOCK 1	9,771	0.22
6	BLOCK 1	15,055	0.35

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

811
Know what's below.
Call before you dig.

STARPOINTE SUBDIVISION NO. 2
ENGINEERING PLAN
STAR, IDAHO

DRAWING NAME: 5013-EP-HDR.dwg
PROJECT No.: 291015013
SCALE (H): 1"=30'
SCALE (V): N/A

DRAWN BY: TRB
CHECKED BY: HES
DESIGNED BY: TRB

SEAL
PROFESSIONAL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
EXPIRES 10/31/25

NOT APPROVED
CONSTRUCTION

DATE DESCRIPTION

03
03 OF 03

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1100 W. Idaho Street, Suite 210
Boise, Idaho 83702 (208) 297-2885

STARPOINTE SUBDIVISION NO. 2
ENGINEERING PLAN
STAR, IDAHO



STAR FIRE PROTECTION DISTRICT

OFFICE OF THE FIRE MARSHAL

DATE: October 1, 2025

TO: City of Star – Planning and Zoning

FROM: Victor Islas, Deputy Chief

PROJECT: Starpointe No 2 DA Modification



Star Fire Protection District
Victor Islas
Victor Islas, Deputy Chief
10/1/2025

The Star Fire Protection District has reviewed the documents provided by the Kimly Horn for Starpointe No 2 on May 21, 2025.

The Star Fire Protection District does not oppose the modifications subject to compliance with all the following code requirements and conditions of approval.

CONDITIONS OF APPROVAL:

1. Codes

- 1.1. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Star, Idaho.
- 1.2. The IFC code is to establish the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations.

2. Side Set Back

- 2.1. Single-Family – 7.5 feet as per city code.

3. Fire Apparatus Access

- 3.1. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
 - 3.1.1. The proposed access plan meets the intent of the code for access and turn around.

4. Water Supply

- 4.1. Fire hydrants, capable of producing the required fire flow, shall be located along approved the development.
 - 4.1.1. This development will be serviced by the Star Sewer and Water District (SSWD).
 - 4.1.2. Installation of hydrants for the purpose of fire fighting operations shall follow the SSWD standards.
 - 4.1.3. The applicant shall coordinate with Star Sewer and Water District and the Office of the Fire Marshal to coordinate witness of fire flows.
 - 4.1.4. The applicant shall provide hydrant GIS data to Star Sewer and Water District and the Office of the Fire Marshal.

5. Additional Comments

- 5.1. Final inspection and sign-off by the Office of the Fire Marshal shall take place before any building permits are issued.

STARPOINTE NO. 2

MLD CONCEPT

SITE AREA:

HUTTON PARCEL - 87,556 SF (2.01 AC)
STARPOINTE NO. 1 AREA - 46,576 SF (1.06 AC)
TOTAL AREA - 134,132 SF (3.08 AC)

OPEN SPACE REQUIRED - N/A

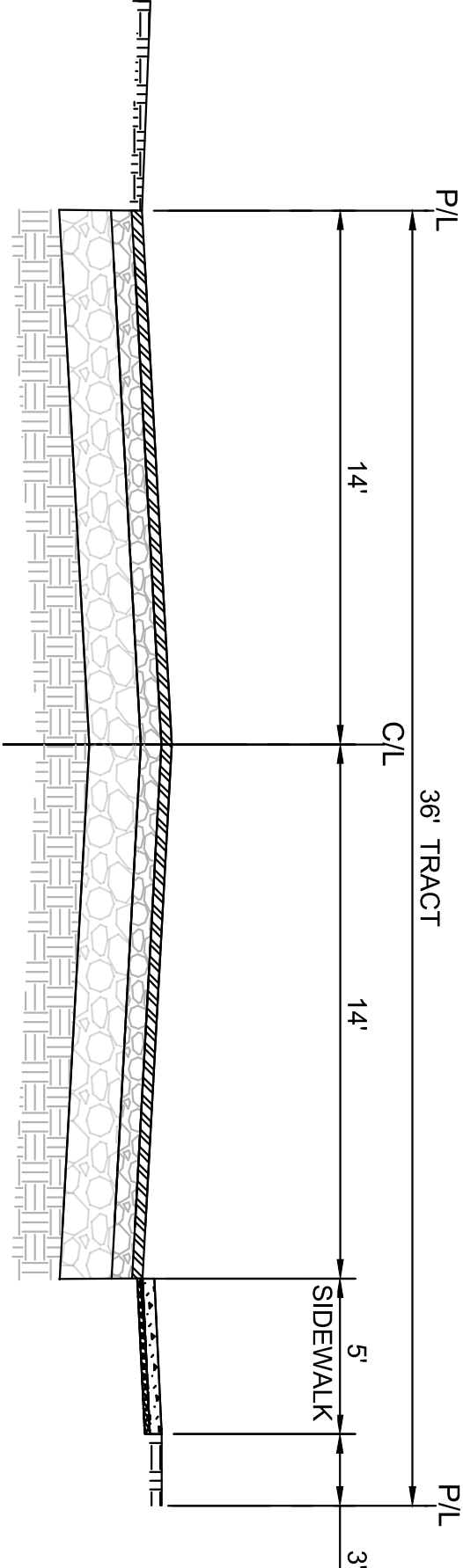
LOT SIZE: 74' x 120' (Single-Family Detached)
ACCESS: 36' Private Tract

UNITS: 6 Units

EXISTING ZONING: R-3 DA

SETBACKS:

FRONT: 20-FT (Front Load Garage)
REAR: 15-FT (Living/Side Load Garage)
SIDE: 7-FT



PROPOSED STREET SECTION

36-FT PRIVATE TRACT WITH ATTACHED SIDEWALK

N.T.S.

PROPOSED STREET SECTION NARRATIVE

The prior entitlement approval allowed for a 28-ft-wide private tract without an attached sidewalk. The proposed private street maintains that width and introduces a continuous attached sidewalk along one side, providing a pedestrian connection from Inspirado Drive to Lot 3.

A typical fire access lane is 20 feet wide. In practice, a 36-ft public street in Star—when parked on both sides—yields just 19 feet of clearance when large vehicles like an 8'5" wide F-350 dually are parked on the street. The proposed 28-ft section, with parking on one side only, provides the same 19-ft fire access lane and maintains the same on-street parking yield as six 70-ft-wide lots of a typical public section.

The proposed section is consistent with prior approvals, functionally equivalent to public street standards, and appropriate for the scale of development. It meets the functional goals of Star's custom ACHD public section, adapted for a private road context.

